GLOBAL
Environmental Consultants and Engineers

1818 New York Av NE, Suite 217
Washington, DC 20002

Telephone: (443) 691-0455

April 6, 2021

Eric Derin, MBA, MSA
Director of Operations
Chesapeake Education Services, LLC.
Chesapeake Lighthouse Foundation
Via email: ederin@clfmd.org

RE: Indoor Air Quality Inspection Report – CMIT Academy North Elementary School

Global Job #: 21-010

Dear Mr. Derin,

On March 24th, 2021, Global, Inc. (GLOBAL), performed an indoor air quality (IAQ) inspection at CMIT Academy North Elementary School located at 6151 Chevy Chase Dr., Laurel, MD 20707. The Operations Manager - Mr. Emre Tekin provided building floor plans, and facilitated access. This report elaborates on the inspection methodology, observations, measurements of indoor air quality parameters, mold sample analysis, conclusions, and recommendations (if any).

Methodology

The inspection conducted by GLOBAL included a visual assessment, indoor air quality instrumentation screening, and sampling for non-viable mold and visible mold growth. The specific locations for screening of IAQ parameters and mold spores in air were selected to represent different functional spaces, including Multi-purpose Room, Auditorium, Gymnasium, Cafeteria, Library, Health/Nurse Room, Class Rooms/Activity Rooms/Labs, and Office Rooms spread across the school.

Visual inspection: A walkthrough of all occupied locations within the school was performed to document the status of general cleanliness and issues that could affect healthy indoor air quality. All restrooms were inspected for cleanliness, and the functionality of 'P-traps' in drain lines and sinks.

Real-time Measurement of IAQ Parameters: Real-time measurements of comfort parameters (i.e., temperature, relative humidity, carbon monoxide, and carbon dioxide) and respirable particulate matter in air (PM2.5µm and PM10µm size classes) were obtained using calibrated portable digital instruments. The measurements were compared with relevant industry standards and guidelines.

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Air sampling for mold spores: Air samples for non-viable fungal spores were collected in representative locations where IAQ screening was performed. Additionally, one ambient set of IAQ measurements and an air sample was collected for comparison. Non-viable fungal spore samples were collected on *Air-O-Cell* cassettes using a Buck BioAire® calibrated pump. The air samples were taken within the breathing zone and no closer than three feet from the ground.

Swab sampling for mold: If any signs of visible and/or suspected mold growth was observed, a composite swab sample was collected with a sterilized swab.

Mold sample analysis: Microbial samples (including a field blank for quality assurance) were shipped under strict chain-of-custody procedures to Hayes Microbial Consulting, an AIHA-accredited laboratory in Midlothian, Virginia, for analysis.

Observations

All locations inspected were in a clean condition, without any signs of visible microbial growth. No musty odors were detected. All restrooms were in a clean condition, with properly functioning P-traps and no sewer gas odor. Some locations had water-stained ceiling tiles.

Measurements of Indoor Comfort Parameters and Respirable Particulates

The real-time measurements of comfort parameters and respirable particulates in each location tested, including the relevant standards are summarized in **Table 1** below. The specific locations screened are indicated in the floor plans in **Attachment I**.

Table 1: Measurements of Indoor Air Quality Parameters on 03/24/2021 (9.30 am- 1.00 pm)

IAQ Parameter	Temp ^{0}F	RH%	CO Ppm	CO2 ppm	PM 2.5 ug/m^3	PM 10 ug/m^3
Indoor Standards	**ASHRAE 68-79°F**	**ASHRAE <65%**	**NAAQS <9**	**ASHRAE <1201**	**NAAQS 12**	**NAAQS 150**
Ambient	56	72	0	501	4.4	7.1
275: Ecology Lab	68	53	0	560	0.1	0.1
272: Classroom	68	54	0	617	0.6	1.0
296: Classroom	68	46	0	524	0.4	0.5

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IAQ Parameter	Temp ^{0}F	RH%	CO Ppm	CO2 ppm	PM 2.5 ug/m^3	PM 10 ug/m^3
Indoor Standards	**ASHRAE 68-79°F**	**ASHRAE <65%**	**NAAQS <9**	**ASHRAE <1201**	**NAAQS 12**	**NAAQS 150**
281: Classroom	71	50	0	508	0.5	0.6
289: Classroom	72	48	0	524	0.9	1.4
262: Classroom	71	48	0	514	0.5	0.8
234: Cafeteria	70	50	0	510	0.2	0.4
202: Nurse Room	70	48	0	525	0.5	0.6
214: Library	71	50	0	512	0.3	0.2
217: Classroom	69	49	0	540	0.2	0.2
228: Teacher's Lounge	68	50	0	530	0.3	0.3
CFL Office: Board Room	70	48	0	548	0.2	0.3

Comfort Parameters

Temperature: The American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) have published recommendations for year-round acceptable temperatures in Standard 55-2010 (*Thermal Environmental Conditions for Human Occupancy*). The winter comfort range is 20 to 24°C (68 to 75°F) and 23 to 26°C (73 to 79°F) is the summer comfort range. The indoor temperature in all locations tested were within the comfort range specified by ASHRAE.

Relative Humidity: Relative humidity is a key factor for mold growth. Mold has the potential of growing on suitable surfaces with humidity levels above 60%. ASHRAE standard 62.1-2010 (*Ventilation for Acceptable Indoor Air Quality*) recommends a maximum indoor relative humidity of 65% to preclude the likelihood of condensation of cool surfaces encouraging mold growth. The relative humidity readings in all locations tested were within the ASHRAE recommended range.

Carbon Dioxide: Under conditions of maximum occupancy, ASHRAE Standard 62.1-2010, Appendix C, infers that the acceptable carbon dioxide upper limit is the prevailing outdoor

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carbon dioxide concentration plus 700 parts per million (ppm). On the day of the space evaluation, the outdoor (ambient) carbon dioxide concentration was approximately 501 ppm so indoor concentrations should not exceed approximately 1201 ppm. The indoor carbon dioxide concentration in all locations tested was within the ASHRAE standard.

Carbon Monoxide: Carbon monoxide (CO) is a colorless and odorless gas that is produced by the incomplete combustion of carbon containing fuels. Oil, gasoline, diesel fuels, wood, coke, and coal are the major sources of CO. All registered indoor CO concentrations were below the EPA National Ambient Air Quality Standard (NAAQS) of 9 ppm.

Respirable Particulates

The respirable particulate concentrations under the PM2.5 and PM10 size classes in all indoor locations tested were within the National Ambient Air Quality Standard (NAAQS) levels. The highest average PM2.5 concentration during the monitoring period was 0.9 $\mu g/m^3$ in the Classroom #289. This is compared to the NAAQS primary standard for PM2.5 of 12 $\mu g/m^3$ annual mean. The highest average PM10 concentration during the same period was 1.4 $\mu g/m^3$, in Classroom #289. This is compared to NAAQS standard for PM10 of 150$\mu g/m^3$ 24 hr. average.

Mold in Indoor Locations

There are no definitive regulations or standardized guidelines for addressing airborne mold in an indoor setting. If building systems (ventilation, envelope) are functioning properly, the indoor population profile should mimic what is encountered outdoors and the concentrations (spore count/m^3) should be below the ambient levels.

The total mold spore concentrations in all indoor air samples collected from the representative functional spaces were below the outdoor mold spore concentration. The mold population profiles and spore counts in all indoor air samples indicated normal fungal ecology. The sample analytical results and chain-of-custody forms are provided in **Attachment II**.

Conclusions and Recommendations

The comfort parameters and respirable particulate matter (PM2.5 and PM10 size classes) in all indoor locations screened were within the relevant ASHRAE and/or NAAQS standards. The air sample analytical results for mold indicated normal fungal ecology for all the indoor locations sampled at CMIT Academy North Elementary School on March 24, 2021.

Thank you for the opportunity to provide indoor air quality inspection services for CMIT Academy North ES. If you have any questions, please contact me at 443-691-0455 (mobile).

GLOBAL
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Sincerely,

Channa Bambaradeniya, PhD, CIH, CSP, CHMM, PMP
Certified Industrial Hygienist

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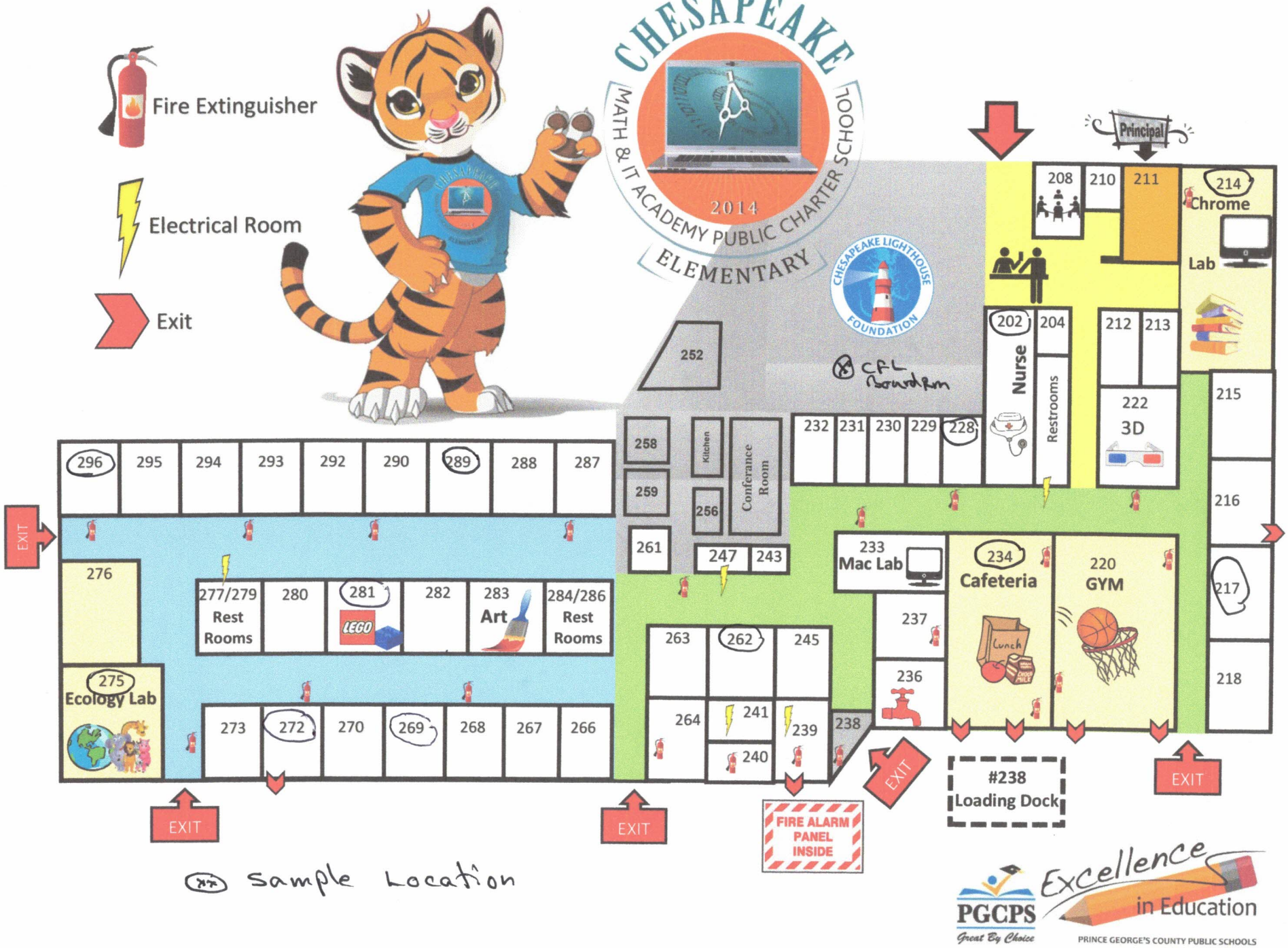
Attachment I:

Floor Plans with Sample Locations


Fire Extinguisher
Electrical Room
Exit
CHESAPEAKE
MATH & IT ACADEMY PUBLIC CHARTER SCHOOL
2014
ELEMENTARY
CHESAPEAKE LIGHTHOUSE FOUNDATION
Principal
208
210
211
214
Chrome
Lab
202
Nurse
204
Restrooms
212
213
222
3D
215
216
217
218
252
258
259
261
256
Kitchen
Conferance Room
247
243
232
231
230
229
228
233
Mac Lab
234
Cafeteria
220
GYM
237
236
238
296
295
294
293
292
290
289
288
287
276
277/279
Rest Rooms
280
281
LEGO
282
283
Art
284/286
Rest Rooms
275
Ecology Lab
273
272
270
269
268
267
266
263
262
245
264
241
240
239
EXIT
EXIT
EXIT
EXIT
EXIT
FIRE ALARM PANEL INSIDE
#238
Loading Dock
Sample Location
PGCPS
Great By Choice
Excellence in Education
PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

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Attachment II:

Laboratory Analytical Results and Chain-of-custody Forms

HAYES MICROBIAL CONSULTING

#21010157

Analysis Report prepared for

Global, Inc.

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Phone: **(443) 691-0455**

21-010
CMIT North ES IAQ Inspection
6151 Chevy Chase Dr
Laurel, MD 20707

Collected: **March 24, 2021**
Received: **March 25, 2021**
Reported: **March 25, 2021**

We would like to thank you for trusting Hayes Microbial for your analytical needs!
We received 15 samples by FedEx in good condition for this project on March 25th, 2021.

The results in this analysis pertain only to this job, collected on the stated date, and should not be used in the interpretation of any other job. This report may not be duplicated, except in full, without the written consent of Hayes Microbial Consulting, LLC..

This laboratory bears no responsibility for sample collection activities, analytical method limitations, or your use of the test results. Interpretation and use of test results are your responsibility. Any reference to health effects or interpretation of mold levels is strictly the opinion of Hayes Microbial. In no event, shall Hayes Microbial or any of its employees be liable for lost profits or any special, incidental or consequential damages arising out of the use of these test results.

Steve Hayes, BSMT(ASCP)
Laboratory Director
Hayes Microbial Consulting, LLC.

EPA Laboratory ID: VA01419

Lab ID: #188863

DPH License: #PH-0198

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21-010
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Laurel, MD 20707

#21010157

Spore Trap
SOP - HMC#101

Sample Number	1	6151-1		2	6151-2		3	6151-3		4	6151-4	
Sample Name	Ambient			275 - Ecology Lab			Classroom 272			Classroom 296		
Sample Volume	75.00 liter			75.00 liter			75.00 liter			75.00 liter		
Reporting Limit	13 spores/m³			13 spores/m³			13 spores/m³			13 spores/m³		
Background	2			2			2			2		
Fragments	ND			ND			ND			ND		
Organism	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**
Alternaria												
Ascospores	12	160	63.2%	1	13	100.0%	1	13	50.0%	1	13	25.0%
Aspergillus|Penicillium										2	27	50.0%
Basidiospores	5	67	26.3%									
Bipolaris|Drechslera												
Chaetomium												
Cladosporium	2	27	10.5%				1	13	50.0%	1	13	25.0%
Curvularia												
Epicoccum												
Fusarium												
Memnoniella												
Myxomycetes												
Pithomyces												
Stachybotrys												
Stemphylium												
Torula												
Ulocladium												
Total	19	254	100%	1	13	100%	2	26	100%	4	53	100%

Water Damage Indicator | Common Allergen | Slightly Higher than Baseline | Significantly Higher than Baseline | Ratio Abnormality

Collected: **Mar 24, 2021** Received: **Mar 25, 2021** Reported: **Mar 25, 2021**

Project Analyst: Ramesh Poluri, PhD P. Ramesh Date: **03 - 25 - 2021**

Reviewed By: Steve Hayes, BSMT Stephen N. Hayes Date: **03 - 25 - 2021**

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Laurel, MD 20707

#21010157

Spore Trap
SOP - HMC#101

Sample Number	5	6151-5		6	6151-6		7	6151-7		8	6151-8	
Sample Name	**Classroom 281**			**Classroom 289**			**Classroom 262**			**Cafeteria**		
Sample Volume	75.00 liter			75.00 liter			75.00 liter			75.00 liter		
Reporting Limit	13 spores/m^3			13 spores/m^3			13 spores/m^3			13 spores/m^3		
Background	2			2			2			2		
Fragments	ND			ND			ND			ND		
Organism	**Raw Count**	**Count / m^3**	**% of Total**	**Raw Count**	**Count / m^3**	**% of Total**	**Raw Count**	**Count / m^3**	**% of Total**	**Raw Count**	**Count / m^3**	**% of Total**
Alternaria												
Ascospores	1	13	50.0%	4	53	80.0%	1	13	100.0%	1	13	50.0%
Aspergillus|Penicillium												
Basidiospores	1	13	50.0%	1	13	20.0%				1	13	50.0%
Bipolaris|Drechslera												
Chaetomium												
Cladosporium												
Curvularia												
Epicoccum												
Fusarium												
Memnoniella												
Myxomycetes												
Pithomyces												
Stachybotrys												
Stemphylium												
Torula												
Ulocladium												
Total	2	26	100%	5	66	100%	1	13	100%	2	26	100%

Water Damage Indicator | Common Allergen | Slightly Higher than Baseline | Significantly Higher than Baseline | Ratio Abnormality

Collected: **Mar 24, 2021** Received: **Mar 25, 2021** Reported: **Mar 25, 2021**

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Spore Trap
SOP - HMC#101

Sample Number	9	6151-9		10	6151-10		11	6151-11		12	6151-12	
Sample Name	Nurse Room			Library			Classroom 217			Teacher's Lounge 228		
Sample Volume	75.00 liter			75.00 liter			75.00 liter			75.00 liter		
Reporting Limit	13 spores/m³			13 spores/m³			13 spores/m³			13 spores/m³		
Background	2			2			2			2		
Fragments	ND			13/m³			ND			ND		
Organism	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**	**Raw Count**	**Count / m³**	**% of Total**
Alternaria												
Ascospores	2	27	66.7%	1	13	50.0%	2	27	66.7%	1	13	50.0%
Aspergillus|Penicillium												
Basidiospores	1	13	33.3%									
Bipolaris|Drechslera												
Chaetomium												
Cladosporium				1	13	50.0%	1	13	33.3%	1	13	50.0%
Curvularia												
Epicoccum												
Fusarium												
Memnoniella												
Myxomycetes												
Pithomyces												
Stachybotrys												
Stemphylium												
Torula												
Ulocladium												
Total	3	40	100%	2	26	100%	3	40	100%	2	26	100%

Water Damage Indicator | Common Allergen | Slightly Higher than Baseline | Significantly Higher than Baseline | Ratio Abnormality

Collected: **Mar 24, 2021** Received: **Mar 25, 2021** Reported: **Mar 25, 2021**

Project Analyst: Ramesh Poluri, PhD P. Ramesh Date: **03 - 25 - 2021**

Reviewed By: Steve Hayes, BSMT Stephen N. Hayes Date: **03 - 25 - 2021**

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21-010
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Laurel, MD 20707

#21010157

Spore Trap
SOP - HMC#101

Sample Number	13	6151-13		15	6151-14	
Sample Name	CLF Board Room			Field Blank		
Sample Volume	75.00 liter			0.00 liter		
Reporting Limit	13 spores/m^3			1 spore/m^3		
Background	2			NBD		
Fragments	ND			ND		
Organism	**Raw Count**	**Count / m^3**	**% of Total**	**Raw Count**	**Count / m^3**	**% of Total**
Alternaria						
Ascospores	2	27	66.7%			
Aspergillus|Penicillium						
Basidiospores	1	13	33.3%			
Bipolaris|Drechslera						
Chaetomium						
Cladosporium						
Curvularia						
Epicoccum						
Fusarium						
Memnoniella						
Myxomycetes						
Pithomyces						
Stachybotrys						
Stemphylium						
Torula						
Ulocladium						
Total	3	40	100%	ND	ND	

Water Damage Indicator | Common Allergen | Slightly Higher than Baseline | Significantly Higher than Baseline | Ratio Abnormality

Collected: **Mar 24, 2021** Received: **Mar 25, 2021** Reported: **Mar 25, 2021**

Project Analyst: Ramesh Poluri, PhD P. Ramesh Date: **03 - 25 - 2021**

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Laurel, MD 20707

#21010157

Direct Analysis
SOP - HMC#102

#14	Swab (1.00 cm2)	Organism	Spore Estimate	Mycelial Estimate
	SW-1 - Classroom 272 Sink Cabinet	No Fungi Detected		

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Reviewed By: Steve Hayes, BSMT Stephen N. Hayes Date: **03 - 25 - 2021**

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Spore Trap Information

Reporting Limit	The Reporting Limit is the lowest number of spores that can be detected based on the total volume of the sample collected and the percentage of the slide that is counted. At Hayes Microbial, 100% of the slide is read so the LOD is based solely on the total volume. Raw spore counts that exceed 500 spores will be estimated.
Blanks	Results have not been corrected for field or laboratory blanks.
Background	The Background is the amount of debris that is present in the sample. This debris consists of skin cells, dirt, dust, pollen, drywall dust and other organic and non-organic matter. As the background density increases, the likelihood of spores, especially small spores such as those of Aspergillus and Penicillium may be obscured. The background is rated on a scale of 1 to 5 and each level is determined as follows: **NBD:** No background detected due to possible pump or cassette malfunction. Recollect sample. (Field Blanks will display NBD) **1 :** <5% of field occluded. No spores will be uncountable. **2 :** 5-25% of field occluded. **3 :** 25-75% of field occluded. **4 :** 75-90% of field occluded. **5 :** >90% of field occluded. Suggested recollection of sample.
Fragments	Fragments are small pieces of fungal mycelium or spores. They are not identifiable as to type and when present in very large numbers, may indicate the presence of mold amplification.
Control Comparisons	There are no national standards for the numbers of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should not exceed those that are present outdoors at any given time. There will always be some mold spores present in "normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.
Water Damage Indicator Common Allergen Slightly Higher than Baseline Significantly Higher than Baseline Ratio Abnormality	**Blue:** These molds are commonly seen in conditions of prolonged water intrusion and usually indicate a problem. **Green:** Although all molds are potential allergens, these are the most common allergens that may be found indoors. **Orange:** The spore count is slightly higher than the outside count and may or may not indicate a source of contamination. **Red:** The spore count is significantly higher than the baseline count and probably indicates a source of contamination. **Violet:** The types of spores found indoors should be similar to the ones that were identified in the baseline sample. Significant increases (more than 25%) in the ratio of a particular spore type may indicate the presence of abnormal levels of mold, even if the total number of spores of that type is lower in the indoor environment than it was outdoors.
Color Coding	Fungi that are present in indoor samples at levels lower than 200 per cubic meter are not color coded on the report, unless they are one of the water damage indicators.

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#21010157

Direct Analysis Information

Spore Estimate		Percentages
ND	None Detected	0%
Rare	Less than 10 spores	< 1%
Light	10 - 99 spores	1-10%
Moderate	100 - 999 spores	11-25%
Heavy	1000 - 9999 spores	26-50%
Very Heavy	10000 or greater spores	51-100%

Mycelial Estimate	
ND	None Detected No active growth at site.
Trace	Very small amount of Mycelium Probably no active growth at site.
Few	Some Mycelium Possible active growth at site.
Many	Large amount of Mycelium Probable active growth at site.

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Laurel, MD 20707

#21010157

Organism Descriptions

Ascospores

Habitat: A large group consisting of more than 3000 species of fungi. Common plant pathogens and outdoor numbers become very high following rain. Most of the genera are indistinguishable by spore trap analysis and are combined on the report.

Effects: Health affects are poorly studied, but many are likely to be allergenic.

Aspergillus|Penicillium

Habitat: The most common fungi isolated from the environment. Very common in soil and on decaying plant material. Are able to grow well indoors on a wide variety of substrates.

Effects: This group contains common allergens and many can cause hypersensitivity pneumonitis. They may cause extrinsic asthma, and many are opportunistic pathogens. Many species produce mycotoxins which may be associated with disease in humans and other animals. Toxin production is dependent on the species, the food source, competition with other organisms, and other environmental conditions.

Basidiospores

Habitat: A common group of Fungi that includes the mushrooms and bracket fungi. They are saprophytes and plant pathogens. In wet conditions they can cause structural damage to buildings.

Effects: Common allergens and are also associated with hypersensitivity pneumonitis.

Cladosporium

Habitat: One of the most common genera worldwide. Found in soil and plant debris and on the leaf surfaces of living plants. The outdoor numbers are lower in the winter and often relatively high in the summer, especially in high humidity. The outdoor numbers often spike in the late afternoon and evening. Indoors, it can be found growing on textiles, wood, sheetrock, moist window sills and in HVAC supply ducts.

Effects: A common allergen, producing more than 10 allergenic antigens and a common cause of hypersensitivity pneumonitis.

HAYES MICROBIAL CONSULTING

Company: Global Inc
Address: 1818 New York Ave NE Suite 217
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N

SHIP: FEDEX - PAK SO
DATE: 03-25-2021

7732 3489 2560

MOLD
21010157

Job Number: 21-010	Job Name: CMIT North ES IAQ Inspection 6151 Chevy Chase Dr, Laurel, MD 20707
Collector: Channa Bambaradeniya	
Date Collected: 3/24/2021	

Mobile: 443-691-0455 | Email: Channab@globalincusa.net

Note:

Analysis Type		Analysis Description	Turnaround	Accepted Media Types
Spore Trap	S XX	Identification & Enumeration of Fungal Spores	24 Hour XX	Air Cassettes, Impact Slides
	S+	Spore Trap Analysis with Dander, Fiber, and Pollen counts	24 Hour	Air Cassettes, Impact Slides
Direct ID	D	ID & Semi-Quantative Enumeration of spores and mycelium	24 Hour	Bio-Tape, Tape, Swab, Bulk, Agar Plate
	D+	Direct Analysis with Fully Quantitative spore count	24 Hour	Bio-Tape, Tape, Swab, Bulk, Agar Plate
Culture	C1	Identification & Enumeration of Mold only	7 Day	Air Plate, Agar Plate, Swab, Bulk
	C2	Identification & Enumeration of Bacteria only	4 Day	Air Plate, Agar Plate, Swab, Bulk
	C3	Identification & Enumeration of Mold and Bacteria	7 Day	Air Plate, Agar Plate, Swab, Bulk
	C5	Coliform Screen for Sewage Bacteria	2 Day	Agar Plate, Swab, Bulk
Particle	TPA	Total Particulate Analysis, ID & Count (Does Not Include Mold)	24 Hour	Air Cassettes, Impact Slides, Bio-Tape

#	Number	Sample	Analysis	Volume	Notes
1	6151-1	Ambient	S	75L	
2	6151-2	175 - Ecology lab			
3	6151-3	Classroom 272			
4	6151-4	Classroom 296			
5	6151-5	Classroom 281			
6	6151-6	Classroom 289			
7	6151-7	Classroom 262			
8	6151-8	Cafeteria			
9	6151-9	Nurse Room			
10	6151-10	Library			
11	6151-11	Classroom 217			
12	6151-12	Teacher's Lounge 22P			
13	6151-13	CLF Board Rwm			
14	SW-1	Classroom 272 Sink cabinet	D		
15	6151-14	Field Blank	S		
16					

Released by: Channa Bambaradeniya | Date: 3/24/2021 | Received By: | Date: 3-25-21